

**Staff  
Summary  
Report**

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**To: Mayor and City Council**

**Agenda Item Number** 29  
**Meeting Date:** 11/18/99  
**Doc. Name:** 991118devsrh02  
**Supporting Documents:** Yes

**SUBJECT: LAS ESTADAS #SBD-94.88 & SPD-94.89**

**APPROVED BY:** Randall Hurlburt, Development Services Director (480-350-8333)  
Debra Fink, Senior Planner (480-350-8331)

**BRIEF:** Request by Las Estadas for an Amended Final Subdivision Plat and PAD for 2 lots at 1101 East Warner Road.

**COMMENTS: PLANNED DEVELOPMENT (0406)** Request by **LAS ESTADAS** (Chris Woodworth, property owner) for an Amended Final Subdivision Plat and PAD to move a property line several feet which would effect lot # 9 and #10 in the Las Estadas. The applicant requests approval from the City of Tempe for the following:

- a. **#SBD-94.88 & SPD-94.89** An Amended Final Subdivision Plat and PAD consisting of a two lot replat (Lots 9 & 10) at 1101 East Warner Road.

**SUMMARY:** The owners wish to replat lots #9 and 10 of a previously recorded subdivision plat to allow more room on lot #10 for a future driveway. This modification would move a property line several feet and affect only lots #9 and #10. The plat appears to conform to the Subdivision Ordinance, and no public input is required.

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	<u>Recommendation</u>	<u>Comments</u>
Staff	Approval	See report

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## **HISTORY & FACTS:**

September 29, 1994.

The Council approved a zoning change from AG to R1-15 along with a 39 lot subdivision and PAD with 3 variances for Las Estadas, consisting of 21.54 acres at 1101 E. Warner Rd.

**DESCRIPTION:** Owner –Chris Woodworth  
Applicant –Eddie Stront, Cullum Homes  
Engineer – Azca Engineering, Inc.  
Zoning – R1-15  
Site – 21.54 net acres  
Number of lots – 39  
Proposed replat - Lots 9 & 10

**COMMENTS:** On September 29, 1994, a zoning change, along with a subdivision plat and PAD was approved for a 39 custom home subdivision at 1101 E. Warner. To date, most all of the lots have been built upon with the exception of a few. The owners of lots #9 and #10 are requesting to replat their individual parcels to allow more room on lot #10 for a future driveway. This modification would move a property line several feet and affect only lots #9 and #10. Both lots are currently vacant and therefore will not impact existing structures or surrounding properties. The proposed replat appears to conform to the Subdivision Ordinance and is viewed as a minor adjustment, therefore staff supports the application as requested. No public input is required.

**RECOMMENDATION:** Approval, subject to conditions.

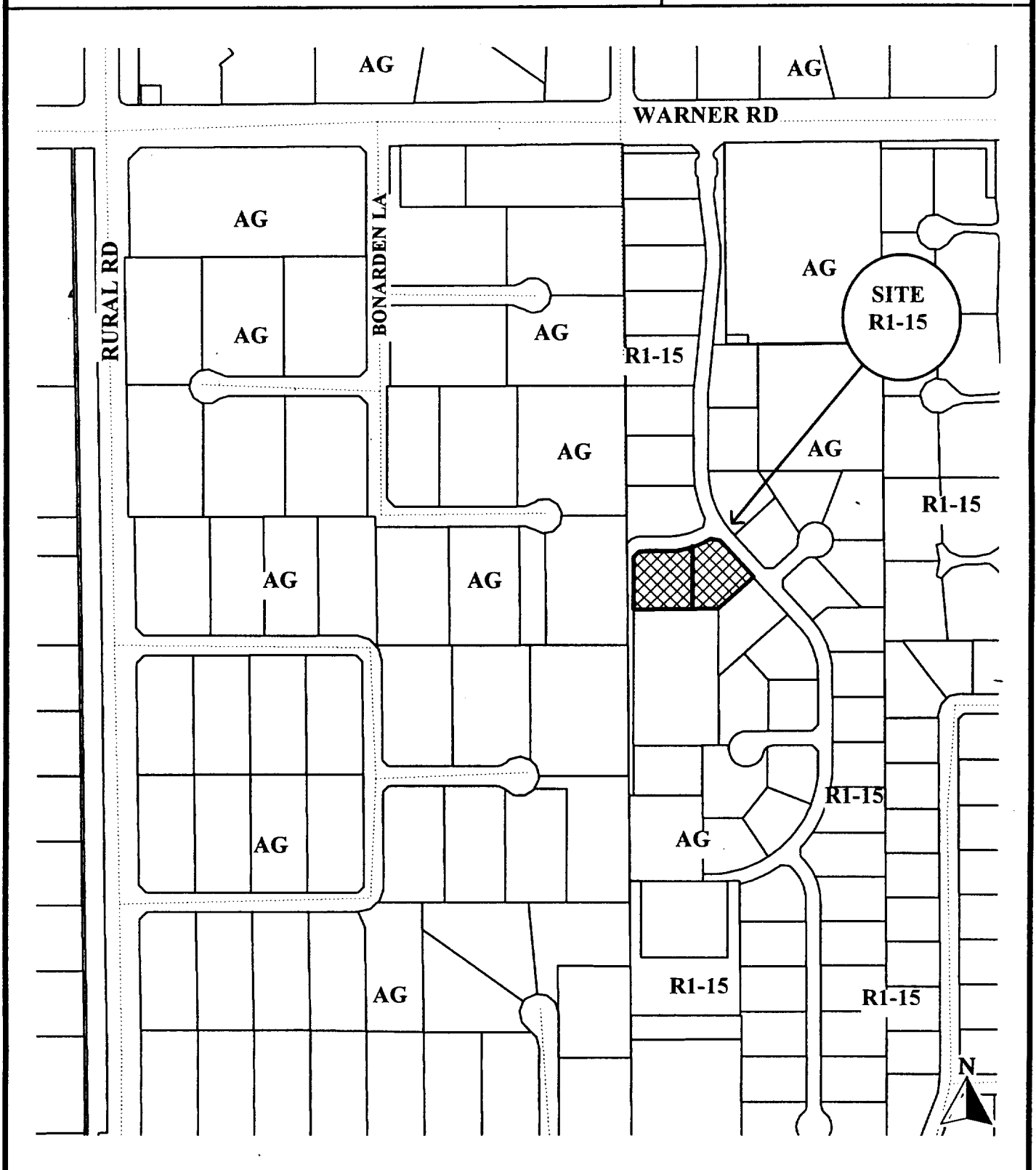
### **REASON(S) FOR APPROVAL:**

1. The proposed replat of these two lots are minor in nature and should have no impact on the overall neighborhood or to the previously recorded Las Estadas subdivision plat and PAD document.

### **CONDITION(S) OF APPROVAL:**

1. No variances may be created by future property lines without the prior approval of the City of Tempe.
2. The replat shall be titled as an Amended Final Subdivision and PAD for Lots 9 & 10 of Las Estadas. It should be put into proper engineered format with appropriate signature blanks and recorded with the Maricopa County Recorder's Office through the City of Tempe's Development Services Department. Details of the document format shall be reviewed by the Planning Division staff within Development Services prior to recordation by the Maricopa County Recorder.

- ATTACHMENTS:**
1. Location Map
  2. Re-plat document for Lots 9 & 10
  3. Previously recorded Las Estadas Subdivision Plat

**LAS ESTADAS**
**SBD-99.96**

**Location Map    SEE OTHER SIDE FOR MORE INFORMATION**



BOOK 392 PAGE 03  
OFFICIAL RECORDS OF  
MARICOPA COUNTY RECORDER  
WILTON PUNEETI  
95-0113467  
03/01/95 04:23

DEDICATION:  
STATE OF ARIZONA  
COUNTY OF MARICOPA

ACKNOWLEDGEMENT:  
STATE OF ARIZONA  
COUNTY OF MARICOPA

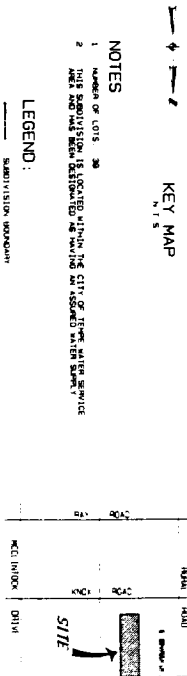
On this 1st day of February  
AFTER JURY BILL, M. JURY AND ACKNOWLEDGEMENT  
OF THE STATE OF ARIZONA, COUNTY OF MARICOPA  
ON THE PURPOSES THEREIN CONTAINED.

In witness whereof 1948 JAN 15

ACKNOWLEDGEMENT:  
STATE OF ARIZONA  
COUNTY OF MARICOPA

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LOT RETENTION DETAIL

GILBERT A. McDANIEL, Ph.D.



E. C. J. N. 1030084  
SCALE 1" = 50'  
SHEET 1 OF 3



